HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Winnipeg CMA

Date Released: October 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

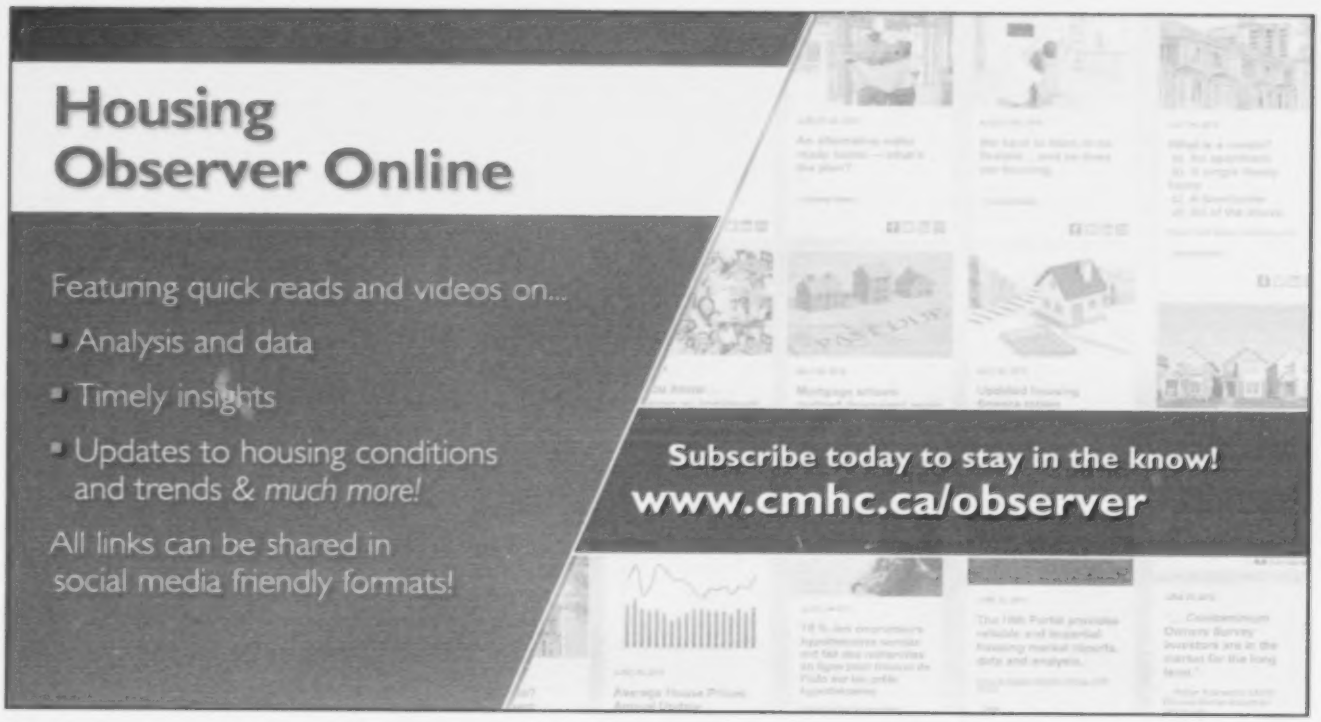
CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.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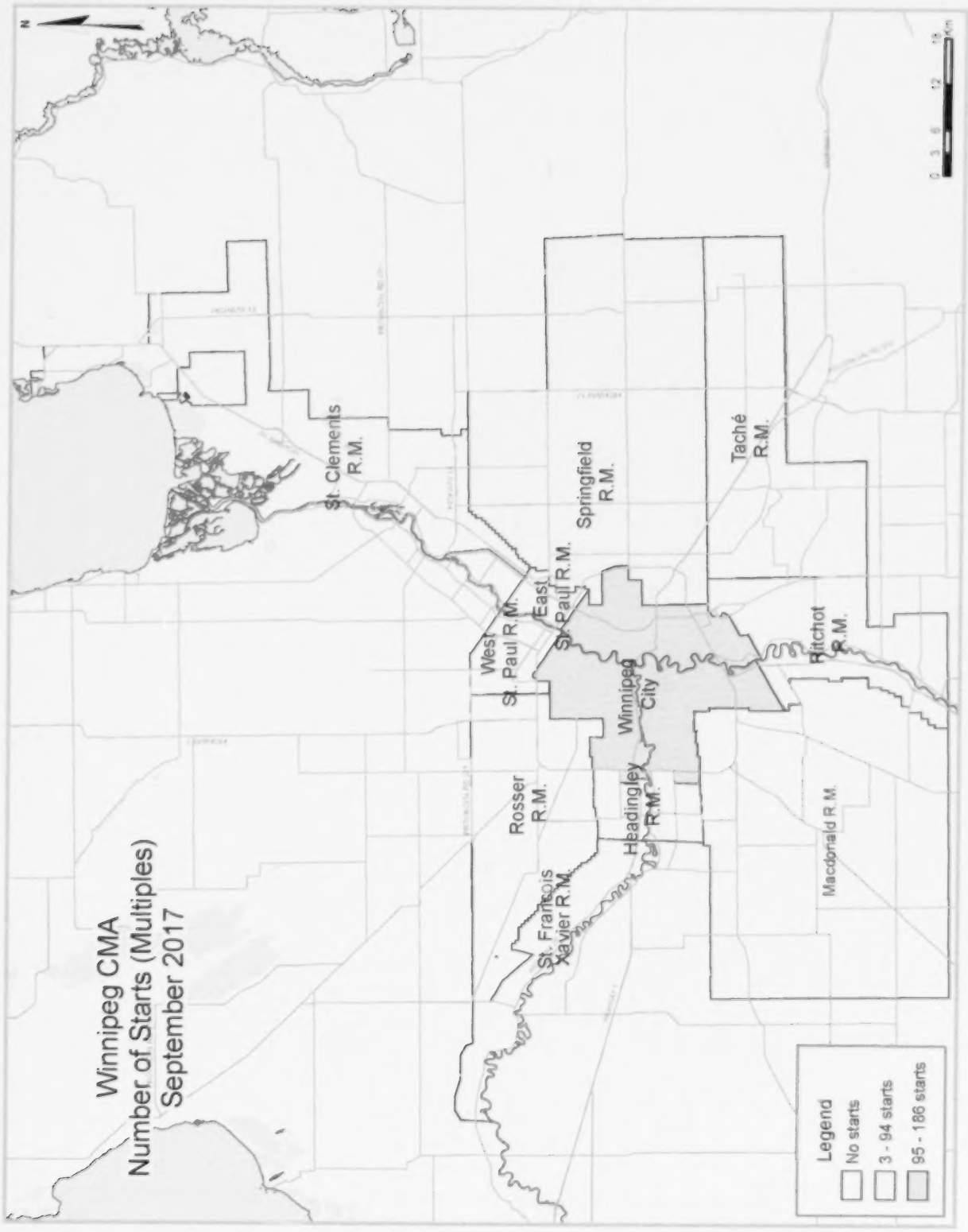
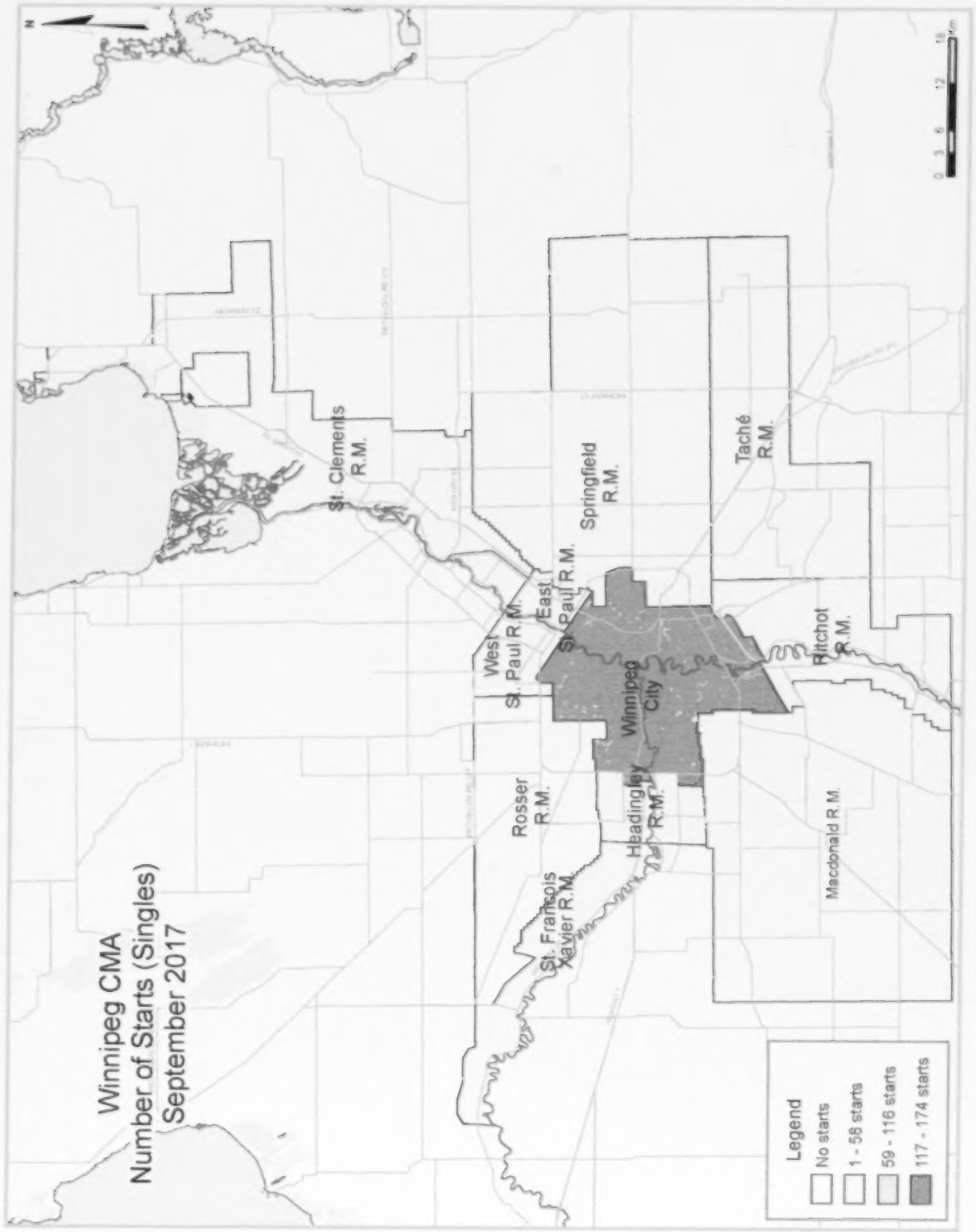
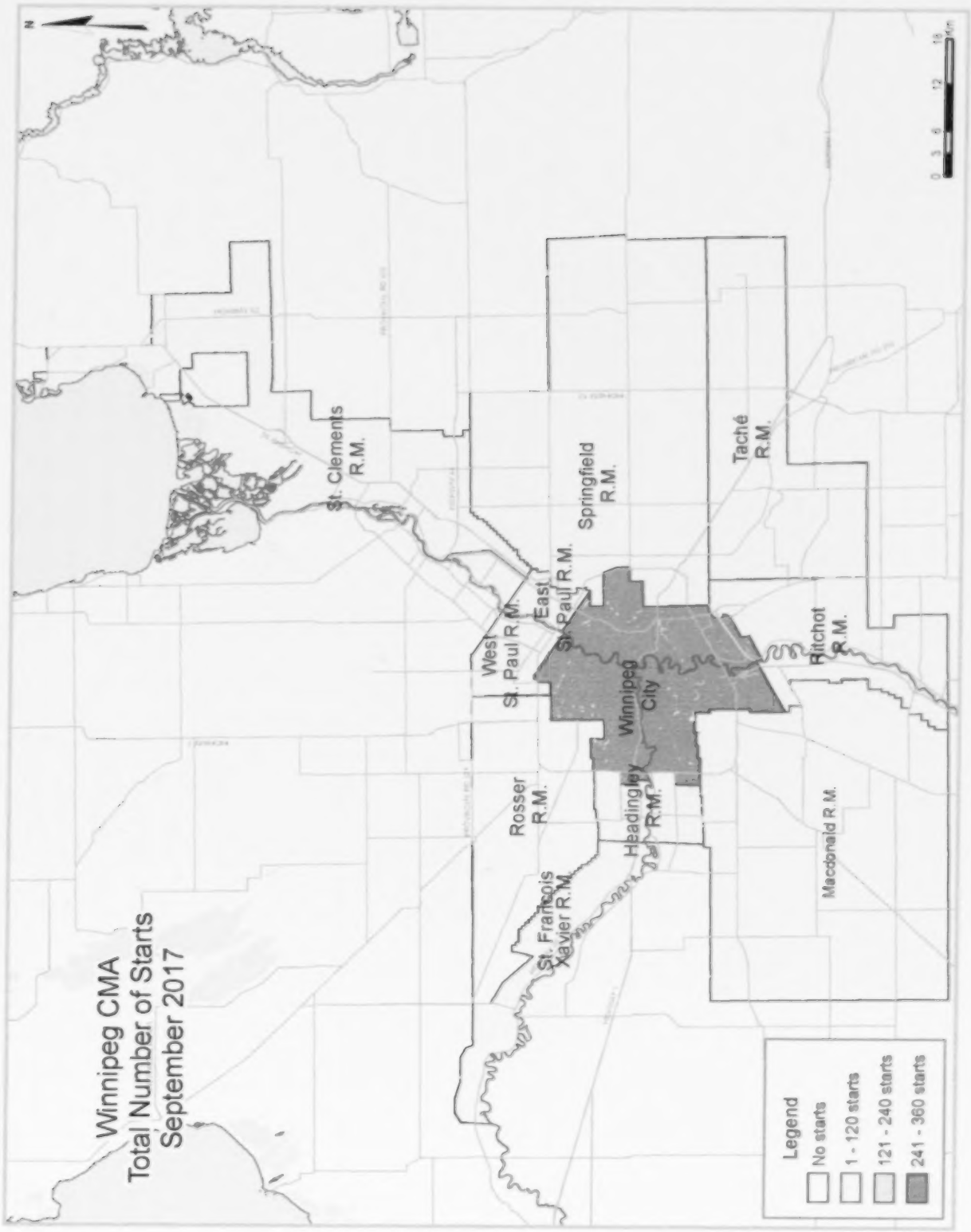
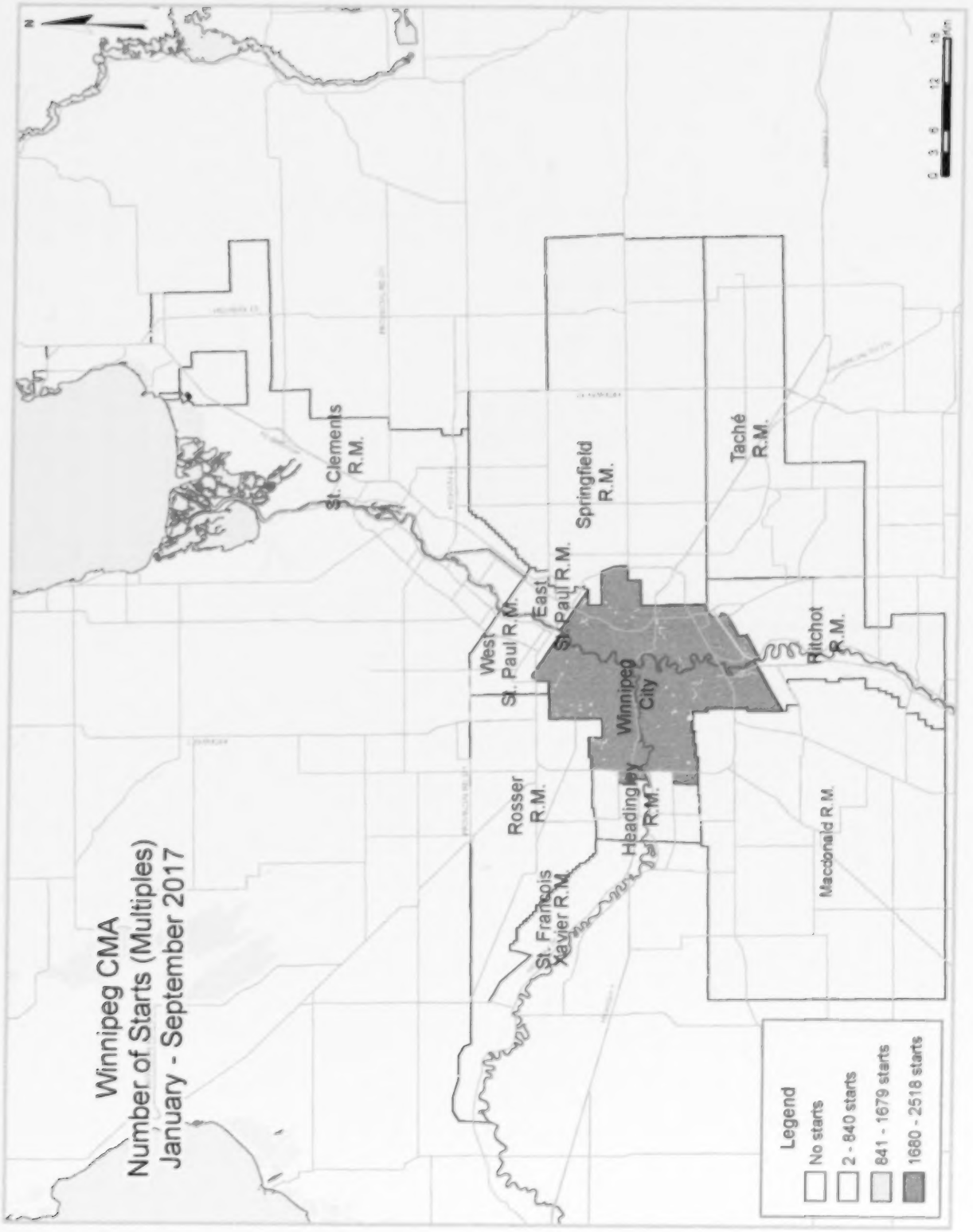
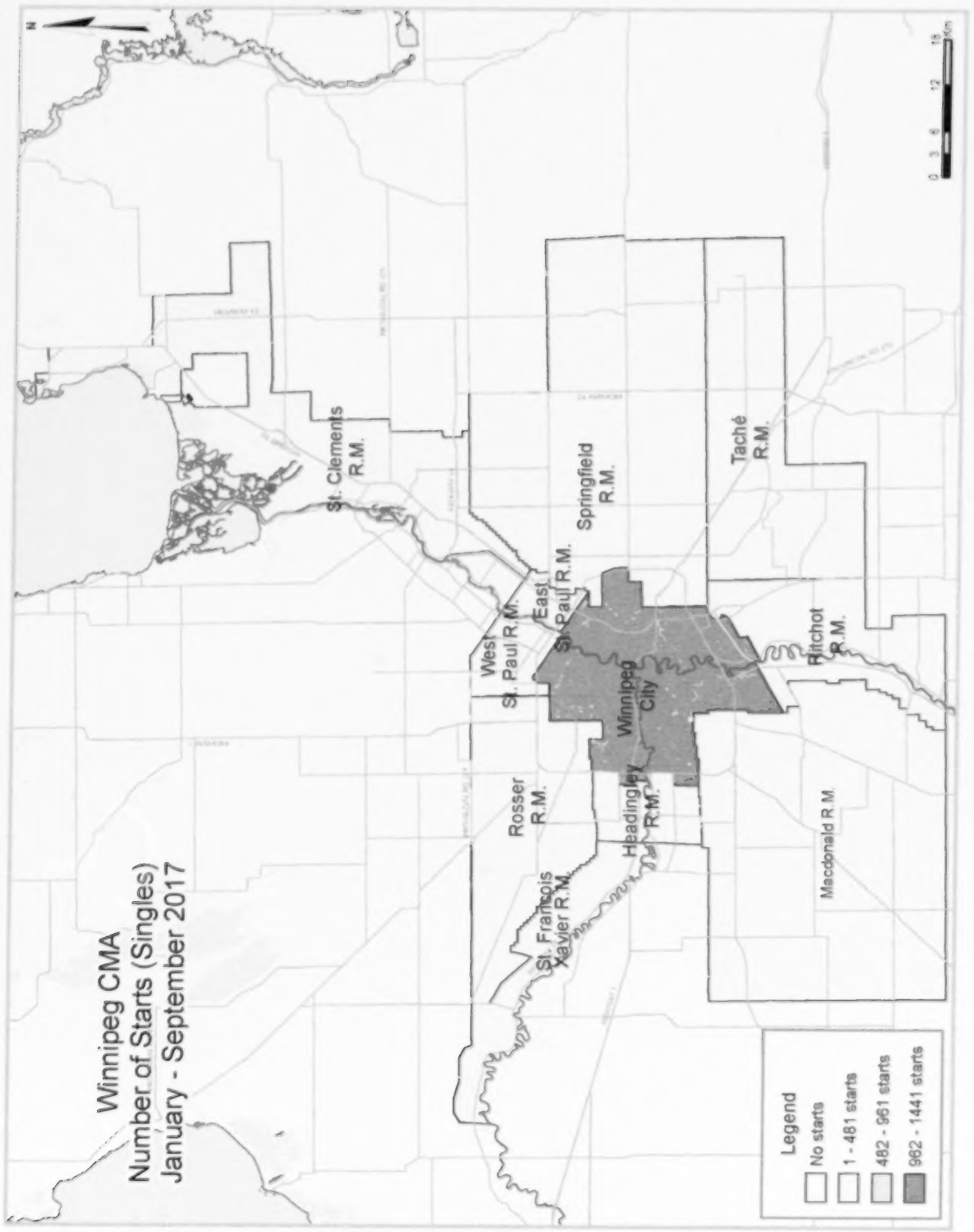
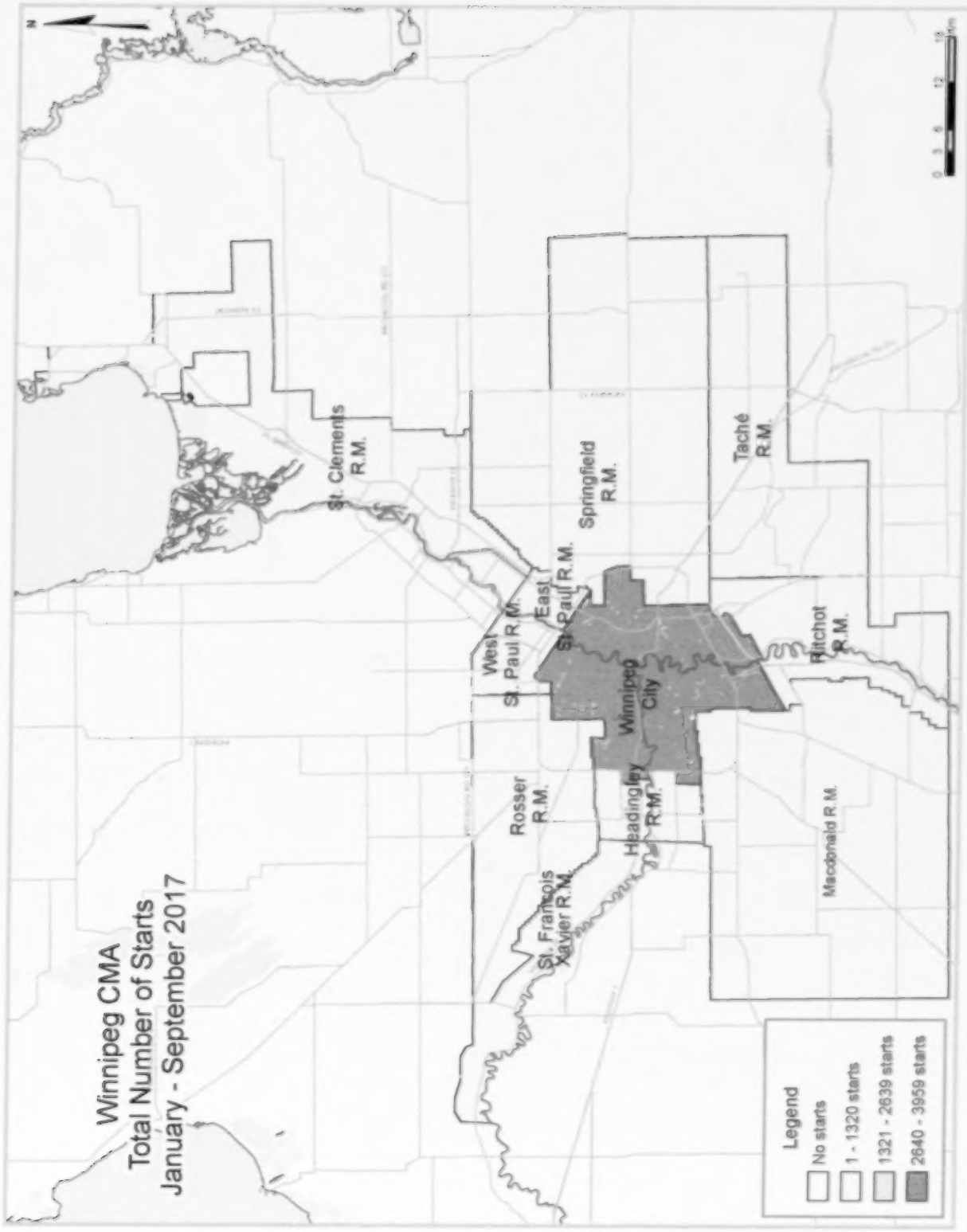

Winnipeg CMA
Number of Starts (Multiples)
September 2017
N
0 3 6 12 18 km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
3 - 94 starts
95 - 186 starts


Winnipeg CMA
Number of Starts (Singles)
September 2017
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 58 starts
59 - 116 starts
117 - 174 starts


Winnipeg CMA
Total Number of Starts
September 2017
N
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 120 starts
121 - 240 starts
241 - 360 starts


Winnipeg CMA
Number of Starts (Multiples)
January - September 2017
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 840 starts
841 - 1679 starts
1680 - 2518 starts


Winnipeg CMA
Number of Starts (Singles)
January - September 2017
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 481 starts
482 - 961 starts
962 - 1441 starts


Winnipeg CMA
Total Number of Starts
January - September 2017
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 1320 starts
1321 - 2639 starts
2640 - 3959 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) September 2017		
Winnipeg CMA[1]	August 2017	September 2017
Trend[2]	5,592	5,364
SAAR	6,005	4,924
	September 2016	September 2017
Actual		
September - Single-Detached	158	225
September - Multiples	190	189
September - Total	348	414
January to September - Single-Detached	1,364	1,779
January to September - Multiples	1,659	2,609
January to September - Total	3,023	4,388

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Winnipeg CMA
September 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2017	225	46	3	0	4	59	0	77	414
September 2016	158	22	0	0	14	8	0	146	348
% Change	42.4	109.1	n/a	n/a	-71.4	**	n/a	-47.3	19.0
Year-to-date 2017	1,777	258	7	2	322	1,109	33	880	4,388
Year-to-date 2016	1,361	146	7	3	247	345	86	828	3,023
% Change	30.6	76.7	0.0	-33.3	30.4	**	-61.6	6.3	45.2
UNDER CONSTRUCTION									
September 2017	1,424	234	7	2	259	1,362	101	2,167	5,556
September 2016	1,093	120	11	8	279	970	79	2,471	5,031
% Change	30.3	95.0	-36.4	-75.0	-7.2	40.4	27.8	-12.3	10.4
COMPLETIONS									
September 2017	223	8	0	0	60	75	14	68	448
September 2016	166	24	0	0	10	47	14	45	306
% Change	34.3	-66.7	n/a	n/a	**	59.6	0.0	51.1	46.4
Year-to-date 2017	1,407	126	2	3	242	343	44	590	2,757
Year-to-date 2016	1,250	184	4	1	157	309	108	529	2,542
% Change	12.6	-31.5	-50.0	200.0	54.1	11.0	-59.3	11.5	8.5
COMPLETED & NOT ABSORBED									
September 2017	193	13	2	1	51	173	n/a	n/a	433
September 2016	168	25	0	0	39	250	n/a	n/a	482
% Change	14.9	-48.0	n/a	n/a	30.8	-30.8	n/a	n/a	-10.2
ABSORBED									
September 2017	205	14	0	0	50	64	n/a	n/a	333
September 2016	159	23	0	1	16	37	n/a	n/a	236
% Change	28.9	-39.1	n/a	-100.0	**	73.0	n/a	n/a	41.1
Year-to-date 2017	1,428	135	0	2	233	480	n/a	n/a	2,278
Year-to-date 2016	1,327	195	7	3	205	441	n/a	n/a	2,178
% Change	7.6	-30.8	-100.0	-33.3	13.7	8.8	n/a	n/a	4.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
September 2017	174	46	0	0	4	59	0	77	360
September 2016	136	22	0	0	14	8	0	146	326
East St. Paul R.M.									
September 2017	6	0	0	0	0	0	0	0	6
September 2016	1	0	0	0	0	0	0	0	1
Headingley R.M.									
September 2017	2	0	0	0	0	0	0	0	2
September 2016	1	0	0	0	0	0	0	0	1
MacDonald R.M.									
September 2017	16	0	0	0	0	0	0	0	16
September 2016	0	0	0	0	0	0	0	0	0
Ritchot R.M.									
September 2017	6	0	0	0	0	0	0	0	6
September 2016	6	0	0	0	0	0	0	0	6
Rosser R.M.									
September 2017	0	0	0	0	0	0	0	0	0
September 2016	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
September 2017	6	0	0	0	0	0	0	0	6
September 2016	1	0	0	0	0	0	0	0	1
St. Francois Xavier R.M.									
September 2017	1	0	0	0	0	0	0	0	1
September 2016	0	0	0	0	0	0	0	0	0
Springfield R.M.									
September 2017	6	0	3	0	0	0	0	0	9
September 2016	5	0	0	0	0	0	0	0	5
Taché R.M.									
September 2017	2	0	0	0	0	0	0	0	2
September 2016	7	0	0	0	0	0	0	0	7
West St. Paul R.M.									
September 2017	6	0	0	0	0	0	0	0	6
September 2016	1	0	0	0	0	0	0	0	1
First Nations									
September 2017	0	0	0	0	0	0	0	0	0
September 2016	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
September 2017	225	46	3	0	4	59	0	77	414
September 2016	158	22	0	0	14	8	0	146	348

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
September 2017	1,159	228	0	2	245	1,324	101	2,167	5,226
September 2016	859	112	4	1	264	956	58	2,471	4,725
East St. Paul R.M.									
September 2017	32	0	0	0	0	0	0	0	32
September 2016	33	0	0	0	0	0	0	0	33
Headingley R.M.									
September 2017	19	0	0	0	14	0	0	0	33
September 2016	12	0	7	0	0	0	21	0	40
MacDonald R.M.									
September 2017	48	0	0	0	0	0	0	0	48
September 2016	27	0	0	7	8	0	0	0	42
Ritchot R.M.									
September 2017	41	0	0	0	0	14	0	0	55
September 2016	36	4	0	0	0	14	0	0	54
Rosser R.M.									
September 2017	0	0	0	0	0	0	0	0	0
September 2016	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
September 2017	32	0	0	0	0	0	0	0	32
September 2016	32	0	0	0	0	0	0	0	32
St. Francois Xavier R.M.									
September 2017	3	0	0	0	0	0	0	0	3
September 2016	0	0	0	0	0	0	0	0	0
Springfield R.M.									
September 2017	34	6	3	0	0	0	0	0	43
September 2016	37	4	0	0	3	0	0	0	44
Taché R.M.									
September 2017	24	0	4	0	0	24	0	0	52
September 2016	27	0	0	0	4	0	0	0	31
West St. Paul R.M.									
September 2017	32	0	0	0	0	0	0	0	32
September 2016	29	0	0	0	0	0	0	0	29
First Nations									
September 2017	0	0	0	0	0	0	0	0	0
September 2016	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
September 2017	1,424	234	7	2	259	1,362	101	2,167	5,556
September 2016	1,093	120	11	8	279	970	79	2,471	5,031

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
September 2017	179	8	0	0	60	75	0	68	390
September 2016	145	22	0	0	10	47	0	45	269
East St. Paul R.M.									
September 2017	1	0	0	0	0	0	0	0	1
September 2016	0	0	0	0	0	0	0	0	0
Headingley R.M.									
September 2017	3	0	0	0	0	0	14	0	17
September 2016	2	0	0	0	0	0	14	0	16
Macdonald R.M.									
September 2017	20	0	0	0	0	0	0	0	20
September 2016	3	0	0	0	0	0	0	0	3
Ritchot R.M.									
September 2017	5	0	0	0	0	0	0	0	5
September 2016	2	0	0	0	0	0	0	0	2
Rosser R.M.									
September 2017	0	0	0	0	0	0	0	0	0
September 2016	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
September 2017	4	0	0	0	0	0	0	0	4
September 2016	1	0	0	0	0	0	0	0	1
St. Francois Xavier R.M.									
September 2017	1	0	0	0	0	0	0	0	1
September 2016	0	0	0	0	0	0	0	0	0
Springfield R.M.									
September 2017	6	0	0	0	0	0	0	0	6
September 2016	7	2	0	0	0	0	0	0	9
Tache R.M.									
September 2017	4	0	0	0	0	0	0	0	4
September 2016	2	0	0	0	0	0	0	0	2
West St. Paul R.M.									
September 2017	0	0	0	0	0	0	0	0	0
September 2016	3	0	0	0	0	0	0	0	3
First Nations									
September 2017	0	0	0	0	0	0	0	0	0
September 2016	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
September 2017	223	8	0	0	60	75	14	68	448
September 2016	166	24	0	0	10	47	14	45	306

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
September 2017	149	9	2	1	49	164	n/a	n/a	374
September 2016	138	17	0	0	37	236	n/a	n/a	428
East St. Paul R.M.									
September 2017	5	0	0	0	0	7	n/a	n/a	12
September 2016	2	0	0	0	0	0	n/a	n/a	2
Headingley R.M.									
September 2017	10	0	0	0	0	0	n/a	n/a	10
September 2016	1	0	0	0	0	0	n/a	n/a	1
MacDonald R.M.									
September 2017	13	1	0	0	2	0	n/a	n/a	16
September 2016	9	0	0	0	0	0	n/a	n/a	9
Ritchot R.M.									
September 2017	4	0	0	0	0	0	n/a	n/a	4
September 2016	2	0	0	0	0	5	n/a	n/a	7
Rosser R.M.									
September 2017	0	0	0	0	0	0	n/a	n/a	0
September 2016	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
September 2017	1	0	0	0	0	0	n/a	n/a	1
September 2016	3	0	0	0	0	0	n/a	n/a	3
St. Francois Xavier R.M.									
September 2017	0	0	0	0	0	0	n/a	n/a	0
September 2016	1	0	0	0	0	0	n/a	n/a	1
Springfield R.M.									
September 2017	5	3	0	0	0	0	n/a	n/a	8
September 2016	5	8	0	0	2	0	n/a	n/a	15
Tache R.M.									
September 2017	3	0	0	0	0	2	n/a	n/a	5
September 2016	5	0	0	0	0	9	n/a	n/a	14
West St. Paul R.M.									
September 2017	3	0	0	0	0	0	n/a	n/a	3
September 2016	2	0	0	0	0	0	n/a	n/a	2
First Nations									
September 2017	0	0	0	0	0	0	n/a	n/a	0
September 2016	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
September 2017	193	13	2	1	51	173	n/a	n/a	433
September 2016	168	25	0	0	39	250	n/a	n/a	482

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
September 2017	167	13	0	0	49	64	n/a	n/a	293
September 2016	133	21	0	1	16	33	n/a	n/a	204
East St. Paul R.M.									
September 2017	1	0	0	0	0	0	n/a	n/a	1
September 2016	3	0	0	0	0	0	n/a	n/a	3
Headingley R.M.									
September 2017	0	0	0	0	0	0	n/a	n/a	0
September 2016	2	0	0	0	0	0	n/a	n/a	2
MacDonald R.M.									
September 2017	18	0	0	0	1	0	n/a	n/a	19
September 2016	6	0	0	0	0	0	n/a	n/a	6
Ritchot R.M.									
September 2017	5	0	0	0	0	0	n/a	n/a	5
September 2016	2	0	0	0	0	0	n/a	n/a	2
Rosser R.M.									
September 2017	0	0	0	0	0	0	n/a	n/a	0
September 2016	1	0	0	0	0	0	n/a	n/a	1
St. Clements R.M.									
September 2017	4	0	0	0	0	0	n/a	n/a	4
September 2016	1	0	0	0	0	0	n/a	n/a	1
St. Francois Xavier R.M.									
September 2017	1	0	0	0	0	0	n/a	n/a	1
September 2016	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
September 2017	5	1	0	0	0	0	n/a	n/a	6
September 2016	7	2	0	0	0	0	n/a	n/a	9
Tache R.M.									
September 2017	4	0	0	0	0	0	n/a	n/a	4
September 2016	0	0	0	0	0	4	n/a	n/a	4
West St. Paul R.M.									
September 2017	0	0	0	0	0	0	n/a	n/a	0
September 2016	4	0	0	0	0	0	n/a	n/a	4
First Nations									
September 2017	0	0	0	0	0	0	n/a	n/a	0
September 2016	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
September 2017	205	14	0	0	50	64	n/a	n/a	333
September 2016	159	23	0	1	16	37	n/a	n/a	236

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Winnipeg CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	1,855	184	7	3	280	534	90	1,101	4,054
% Change	12.6	-25.2	75.0	200.0	2.9	-7.6	-41.6	-26.5	-7.9
2015	1,648	246	4	1	272	578	154	1,497	4,400
% Change	-12.0	108.5	-42.9	-75.0	-28.8	-52.2	**	147.8	3.6
2014	1,872	118	7	4	382	1,210	51	604	4,248
% Change	-15.1	7.3	n/a	-71.4	-8.6	5.1	45.7	-21.9	-9.7
2013	2,204	110	0	14	418	1,151	35	773	4,705
% Change	4.2	61.8	-100.0	0.0	77.9	46.4	n/a	-8.4	15.7
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
September 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	% Change
Winnipeg City	174	136	46	24	4	12	136	154	360	326	10.4
East St. Paul R.M.	6	1	0	0	0	0	0	0	6	1	**
Headingley R.M.	2	1	0	0	0	0	0	0	2	1	100.0
MacDonald R.M.	16	0	0	0	0	0	0	0	16	0	n/a
Ritchot R.M.	6	6	0	0	0	0	0	0	6	6	0.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	6	1	0	0	0	0	0	0	6	1	**
St. Francois Xavier R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Springfield R.M.	6	5	0	0	3	0	0	0	9	5	80.0
Tache R.M.	2	7	0	0	0	0	0	0	2	7	-71.4
West St. Paul R.M.	6	1	0	0	0	0	0	0	6	1	**
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	225	158	46	24	7	12	136	154	414	348	19.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Winnipeg City	1,441	1,110	252	148	323	262	1,943	1,159	3,959	2,679	47.8
East St. Paul R.M.	29	27	0	0	0	0	8	0	37	27	37.0
Headingley R.M.	25	11	0	0	28	42	0	0	53	53	0.0
MacDonald R.M.	87	49	2	2	0	6	0	0	89	57	56.1
Ritchot R.M.	50	36	0	4	0	0	14	14	64	54	18.5
Rosser R.M.	1	3	0	0	0	0	0	0	1	3	-66.7
St. Clements R.M.	33	26	0	0	0	0	0	0	33	26	26.9
St. Francois Xavier R.M.	4	0	0	0	0	0	0	0	4	0	n/a
Springfield R.M.	54	46	8	12	3	6	0	0	65	64	1.6
Tache R.M.	34	32	0	0	4	4	24	0	62	36	72.2
West St. Paul R.M.	21	24	0	0	0	0	0	0	21	24	-12.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,779	1,364	262	166	358	320	1,989	1,173	4,388	3,023	45.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016
Winnipeg City	4	12	0	0	59	8	77	146
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	3	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	7	12	0	0	59	8	77	146

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	290	211	33	51	1,063	331	880	828
East St. Paul R.M.	0	0	0	0	8	0	0	0
Headingley R.M.	28	7	0	35	0	0	0	0
MacDonald R.M.	0	6	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	14	14	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	3	6	0	0	0	0	0	0
Tache R.M.	4	4	0	0	24	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	325	234	33	86	1,109	345	880	828

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
September 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016
Winnipeg City	220	158	63	22	77	146	360	326
East St. Paul R.M.	6	1	0	0	0	0	6	1
Headingley R.M.	2	1	0	0	0	0	2	1
MacDonald R.M.	16	0	0	0	0	0	16	0
Ritchot R.M.	6	6	0	0	0	0	6	6
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	6	1	0	0	0	0	6	1
St. Francois Xavier R.M.	1	0	0	0	0	0	1	0
Springfield R.M.	9	5	0	0	0	0	9	5
Tache R.M.	2	7	0	0	0	0	2	7
West St. Paul R.M.	6	1	0	0	0	0	6	1
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	274	180	63	22	77	146	414	348

Table 2.5: Starts by Submarket and by Intended Market
January - September 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	1,687	1,239	1,359	561	913	879	3,959	2,679
East St. Paul R.M.	29	27	8	0	0	0	37	27
Headingley R.M.	25	18	28	0	0	35	53	53
MacDonald R.M.	89	47	0	10	0	0	89	57
Ritchot R.M.	50	40	14	14	0	0	64	54
Rosser R.M.	1	3	0	0	0	0	1	3
St. Clements R.M.	33	26	0	0	0	0	33	26
St. Francois Xavier R.M.	4	0	0	0	0	0	4	0
Springfield R.M.	65	58	0	6	0	0	65	64
Tache R.M.	38	32	24	4	0	0	62	36
West St. Paul R.M.	21	24	0	0	0	0	21	24
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	2,042	1,514	1,433	595	913	914	4,388	3,023

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
September 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	% Change
Winnipeg City	179	145	8	32	60	0	143	92	390	269	45.0
East St. Paul R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Headingley R.M.	3	2	0	0	14	14	0	0	17	16	6.3
MacDonald R.M.	20	3	0	0	0	0	0	0	20	3	**
Ritchot R.M.	5	2	0	0	0	0	0	0	5	2	150.0
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	4	1	0	0	0	0	0	0	4	1	**
St. Francois Xavier R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Springfield R.M.	6	7	0	2	0	0	0	0	6	9	-33.3
Tache R.M.	4	2	0	0	0	0	0	0	4	2	100.0
West St. Paul R.M.	0	3	0	0	0	0	0	0	0	3	-100.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	223	166	8	34	74	14	143	92	448	306	46.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Winnipeg City	1,108	985	126	226	248	183	913	838	2,395	2,232	7.3
East St. Paul R.M.	26	29	0	0	0	0	8	0	34	29	17.2
Headingley R.M.	22	13	0	0	14	14	0	0	36	27	33.3
MacDonald R.M.	82	44	4	0	7	0	0	0	93	44	111.4
Ritchot R.M.	40	16	2	2	0	6	14	0	56	24	133.3
Rosser R.M.	2	3	0	0	0	0	0	0	2	3	-33.3
St. Clements R.M.	26	49	0	0	0	0	0	0	26	49	-46.9
St. Francois Xavier R.M.	1	1	0	0	0	0	0	0	1	1	0.0
Springfield R.M.	48	55	6	14	0	3	0	0	54	72	-25.0
Tache R.M.	34	24	0	0	4	4	0	0	38	28	35.7
West St. Paul R.M.	22	33	0	0	0	0	0	0	22	33	-33.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,411	1,252	138	242	273	210	935	838	2,757	2,542	8.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016
Winnipeg City	60	0	0	0	75	47	68	45
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	14	14	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	60	0	14	14	75	47	68	45

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	219	104	29	79	323	309	590	529
East St. Paul R.M.	0	0	0	0	8	0	0	0
Headingley R.M.	0	0	14	14	0	0	0	0
MacDonald R.M.	7	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	6	14	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	3	0	0	0	0	0	0
Tache R.M.	4	4	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	230	111	43	99	345	309	590	529

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
September 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016
Winnipeg City	187	167	135	57	68	45	390	269
East St. Paul R.M.	1	0	0	0	0	0	1	0
Headingley R.M.	3	2	0	0	14	14	17	16
MacDonald R.M.	20	3	0	0	0	0	20	3
Ritchot R.M.	5	2	0	0	0	0	5	2
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	4	1	0	0	0	0	4	1
St. Francois Xavier R.M.	1	0	0	0	0	0	1	0
Springfield R.M.	6	9	0	0	0	0	6	9
Tache R.M.	4	2	0	0	0	0	4	2
West St. Paul R.M.	0	3	0	0	0	0	0	3
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	231	190	135	57	82	59	448	306

Table 3.5: Completions by Submarket and by Intended Market
January - September 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	1,224	1,153	551	464	620	615	2,395	2,232
East St. Paul R.M.	26	29	8	0	0	0	34	29
Headingley R.M.	22	13	0	0	14	14	36	27
MacDonald R.M.	82	44	11	0	0	0	93	44
Ritchot R.M.	42	18	14	0	0	6	56	24
Rosser R.M.	2	3	0	0	0	0	2	3
St. Clements R.M.	26	49	0	0	0	0	26	49
St. Francois Xavier R.M.	1	1	0	0	0	0	1	1
Springfield R.M.	54	67	0	3	0	2	54	72
Tache R.M.	34	28	4	0	0	0	38	28
West St. Paul R.M.	22	33	0	0	0	0	22	33
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	1,535	1,438	588	467	634	637	2,757	2,542

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
September 2017	33	20.1	14	8.5	51	31.1	30	18.3	36	22.0	164	425,000	460,711
September 2016	37	29.6	38	30.4	27	21.6	10	8.0	13	10.4	125	-	405,739
Year-to-date 2017	259	23.6	264	24.0	265	24.1	129	11.7	182	16.6	1,099	425,000	435,613
Year-to-date 2016	222	22.0	343	33.9	185	18.3	115	11.4	146	14.4	1,011	397,500	416,431
East St. Paul R.M.													
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2016	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	-	-
Headingley R.M.													
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	-	-
Year-to-date 2016	0	0.0	0	0.0	1	20.0	0	0.0	4	80.0	5	-	-
MacDonald R.M.													
September 2017	7	41.2	1	5.9	0	0.0	3	17.6	6	35.3	17	450,000	431,067
September 2016	1	16.7	0	0.0	2	33.3	0	0.0	3	50.0	6	-	491,618
Year-to-date 2017	22	30.6	5	6.9	10	13.9	12	16.7	23	31.9	72	450,000	448,666
Year-to-date 2016	5	10.6	0	0.0	12	25.5	7	14.9	23	48.9	47	-	517,526
Ritchot R.M.													
September 2017	0	0.0	2	40.0	0	0.0	0	0.0	3	60.0	5	-	550,980
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	11	31.4	16	45.7	1	2.9	0	0.0	7	20.0	35	-	416,933
Year-to-date 2016	1	8.3	11	91.7	0	0.0	0	0.0	0	0.0	12	-	-
Rosser R.M.													
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
St. Clements R.M.													
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	5	71.4	0	0.0	0	0.0	1	14.3	1	14.3	7	-	-
St. Francois Xavier R.M.													
September 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
September 2017	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	4	-	462,425
September 2016	0	0.0	1	16.7	4	66.7	0	0.0	1	16.7	6	-	434,748
Year-to-date 2017	3	10.0	11	36.7	7	23.3	6	20.0	3	10.0	30	-	420,800
Year-to-date 2016	4	14.8	5	18.5	12	44.4	1	3.7	5	18.5	27	-	423,306
Tache R.M.													
September 2017	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	14	58.3	6	25.0	3	12.5	1	4.2	0	0.0	24	-	350,380
Year-to-date 2016	8	57.1	5	35.7	1	7.1	0	0.0	0	0.0	14	-	-
West St. Paul R.M.													
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	2	22.2	0	0.0	0	0.0	7	77.8	9	-	600,000
First Nations													
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Winnipeg CMA													
September 2017	43	22.2	17	8.8	53	27.3	36	18.6	45	23.2	194	425,000	458,219
September 2016	38	26.8	39	27.5	33	23.2	10	7.0	22	15.5	142	-	424,052
Year-to-date 2017	311	24.2	303	23.6	286	22.3	149	11.6	234	18.2	1,283	425,000	436,516
Year-to-date 2016	245	21.4	366	31.9	211	18.4	124	10.8	201	17.5	1,147	400,000	424,216

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units September 2017						
Submarket	Sept 2017	Sept 2016	% Change	YTD 2017	YTD 2016	% Change
Winnipeg City	460,711	405,739	13.5	435,613	416,431	4.6
East St. Paul R.M.	-	-	n/a	-	-	n/a
Headingley R.M.	-	-	n/a	-	-	n/a
MacDonald R.M.	431,067	491,618	-12.3	448,666	517,526	-13.3
Ritchot R.M.	550,980	-	n/a	416,933	-	n/a
Rosser R.M.	-	-	n/a	-	-	n/a
St. Clements R.M.	-	-	n/a	-	-	n/a
St. Francois Xavier R.M.	-	-	n/a	-	-	n/a
Springfield R.M.	462,425	434,748	6.4	420,800	423,306	-0.6
Tache R.M.	-	-	n/a	350,380	-	n/a
West St. Paul R.M.	-	-	n/a	-	600,000	n/a
First Nations	-	-	n/a	-	-	n/a
Winnipeg CMA	458,219	424,052	8.1	436,516	424,216	2.9

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Winnipeg

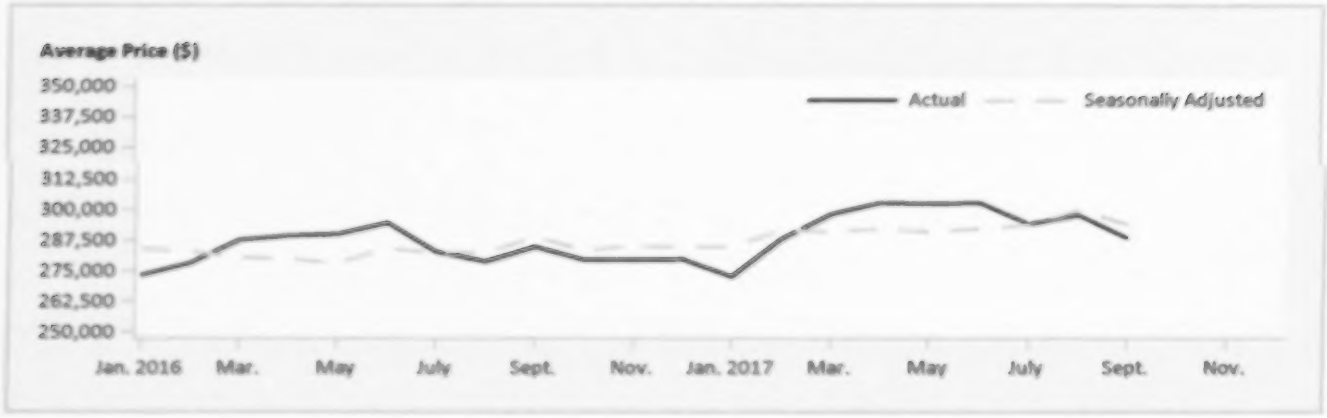


Figure 5.2: MLS® Residential Sales for Winnipeg

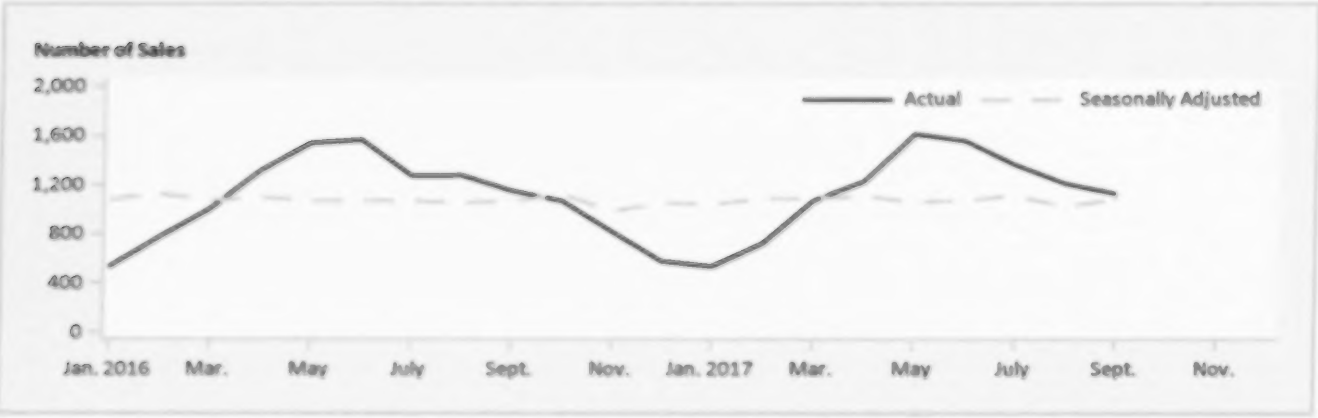
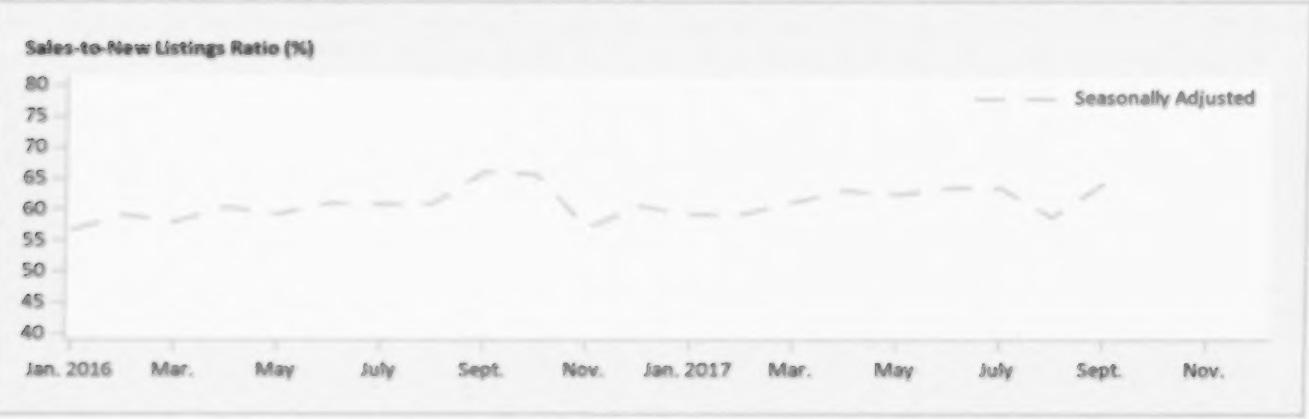


Figure 5.3: MLS® Residential Sales-to-New Listings Ratio for Winnipeg



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
September 2017

		Interest Rates			NHPI, Total, Winnipeg CMA 2016.12 =100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2016	January	561	3.14	4.64	97.9	126.7	423	6.4	68.8	864
	February	561	3.14	4.64	97.9	126.4	424	6.3	68.8	866
	March	561	3.14	4.64	98.1	127.6	425	6.3	68.8	866
	April	561	3.14	4.64	98.3	127.8	426	6.3	68.8	864
	May	561	3.14	4.64	98.5	128.6	426	6.2	68.7	861
	June	561	3.14	4.64	98.7	129.6	425	6.3	68.6	862
	July	567	3.14	4.74	98.9	128.8	425	6.5	68.6	863
	August	567	3.14	4.74	99.0	128.9	424	6.6	68.4	860
	September	561	3.14	4.64	99.4	128.8	424	6.6	68.3	856
	October	561	3.14	4.64	99.9	129.2	425	6.8	68.4	848
	November	561	3.14	4.64	100.0	127.7	425	6.9	68.5	846
	December	561	3.14	4.64	100.0	127.6	426	6.9	68.6	849
2017	January	561	3.14	4.64	100.3	129.4	426	6.7	68.3	861
	February	561	3.14	4.64	100.5	129.3	426	6.7	68.3	870
	March	561	3.14	4.64	100.5	129.7	426	6.5	68.0	883
	April	561	3.14	4.64	101.3	130.1	426	6.3	67.8	886
	May	561	3.14	4.64	101.8	130.0	428	5.9	67.6	889
	June	561	3.14	4.64	102.2	129.9	430	5.8	67.8	887
	July	573	3.14	4.84	102.3	129.8	434	5.6	68.1	885
	August	573	3.14	4.84	102.6	130.1	436	5.4	68.2	885
	September	575	3.09	4.89		130.6	435	5.5	68.0	886
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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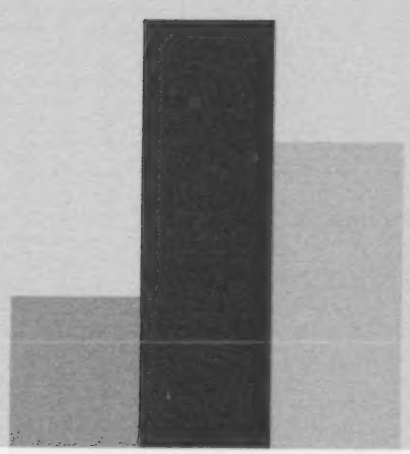

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